



Clark County Development News

Clark County Community Development

2008 First and Second Quarters



Marty Snell, director
Clark County
Community
Development

A New Day in Community Development

Change. Challenge. Commitment. These terms describe what Clark County Community Development is facing for the foreseeable future.

In 2007 Clark County issued fewer single-family building permits (1323) than at any time before 1990. This year has been even more dismal, with 416 permits issued for single-family residential and one permit issued for multi-family residential construction through July. This rapid decline has forced us to make off-cycle budget adjustments.

Since the beginning of 2008 Community Development has eliminated all vacant positions and has cut additional staff this summer. We have also increased some mostly minor fees to more closely reflect the cost of doing business.

With these changes come challenges. We are being tasked to review the cost of providing our services and revise our fees to recover our cost, as appropriate. Meanwhile, we must also draft a "sustainable" budget for 2009-2010.

On the first task, we have budget analysts conducting a thorough review of our costs. This costing study will feed into our work on revamping the county's fee table. To get started, we have engaged stakeholders on a new External Management Information Team, to get input on the current fee table and its structure. In preparing the proposed fee table, we are directed to cover the cost of services, with the assumption that 10% of the cost will be paid by taxpayers through the county's General Fund.

Building a "sustainable" budget for 2009-2010 will be the most significant challenge facing Community Development in the weeks ahead. We will consult with the Building Industry Association and other key stakeholders throughout the process, and we will keep you informed as we move forward.

One constant challenge relates to processing permits and turnaround time. Moving development engineering from Community Development to Public Works is helping. This move has provided the opportunity to more clearly identify areas for improvement.

Together, we are focusing on the transitions from preliminary approval to construction plan review to final approval. How we improve transitions will

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Ziegler Center



Real Estate Sales Activity

The March "Market Action" report from RMLS, a Regional Multiple Listing Service which covers the Portland market as well as Clark County, shows that at the end of the first quarter the average time a single-family dwelling was for sale in Clark County increased from 88 days in 2007 to 94 days in 2008. That's a 7 percent increase. In comparison, the average market time in the Portland metro area increased 28 percent, rising from 65 to 83 days.

During the same time period the average sales price in Clark County decreased slightly, from \$304,700 to \$298,100. The most expensive homes were in Ridgefield/La Center (\$442,900), Lake Oswego (\$441,000), and Salmon Creek (\$412,000). The least expensive homes were in Central Vancouver (\$182,700).

With the conclusion of the second quarter, the June "Market Action" report indicates that a home in Clark County was on the market for an average of 88 days. In June 2007 the average was 74 days. That is an increase of 19 percent. The average market time in the Portland metro area was 76 days, an increase of 38 percent over 2007 which was 55 days.

The average home sales price dropped further between quarters. In Clark County, the average sales price fell to \$278,300. In June the most expensive homes were located in Lake Oswego (\$492,000), West Portland (\$429,000), and Brush Prairie/Hockinson (\$387,000). Central Vancouver homes were still the least expensive at \$212,000.

In-migration

The influx of new residents to Clark County held steady for the first quarter. Figures show that 3,252 drivers surrendered their out-of-state licenses compared with 3,690 in the first quarter 2007. Similar to past quarters, 46 percent are from Oregon and 17 percent are from California.

The rate of people moving to Clark County from out of state slowed slightly in the second quarter compared to the first quarter of 2008. The Washington State Department of Licensing reports 2,828 incoming drivers during this quarter.



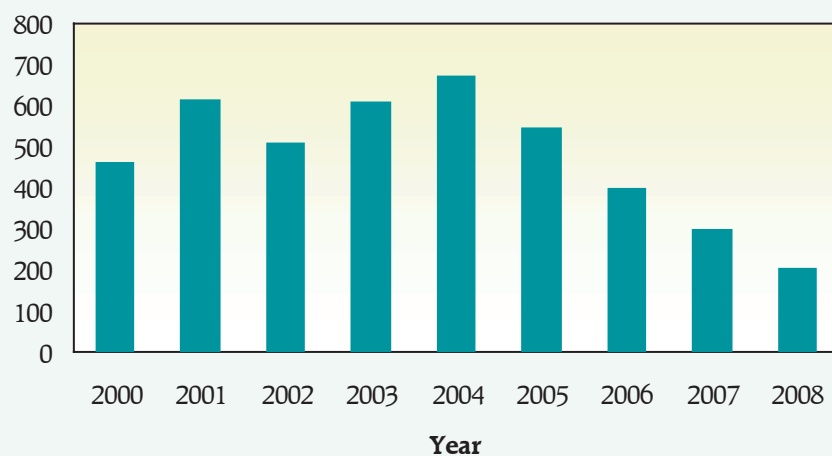
Gateway Medical
Center 2

Development Activity

Single Family Residential Permits

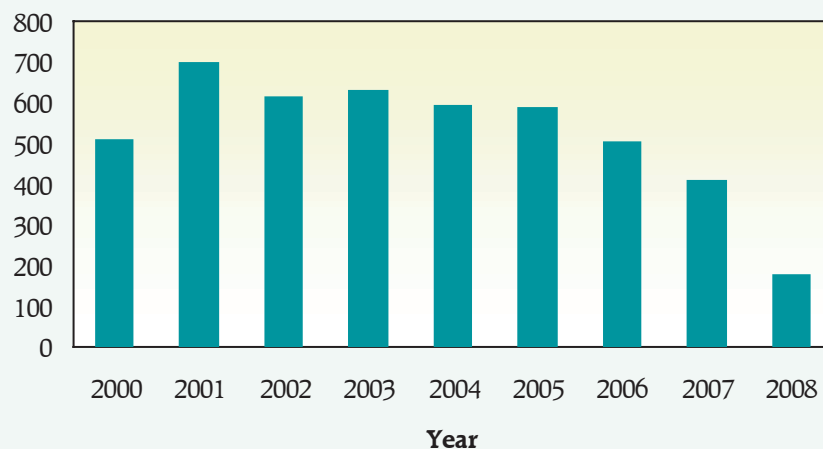
Permits for single-family residences continued to be at their lowest level since 1987 for the first quarter, totaling only 199. This is 32 percent decrease from the first quarter of 2007 when 293 permits were issued. The historical average for this quarter 2000 through 2008 is 428 permits.

Q1 Single Family Residential Permits



Single-family residential permits continued to decline in the second quarter 2008. During this time period, 175 SFR permits were issued. This is 57 percent decrease from the second quarter of 2007 when 407 permits were issued. The historical average for this quarter 2000 through 2008 is 522 permits.

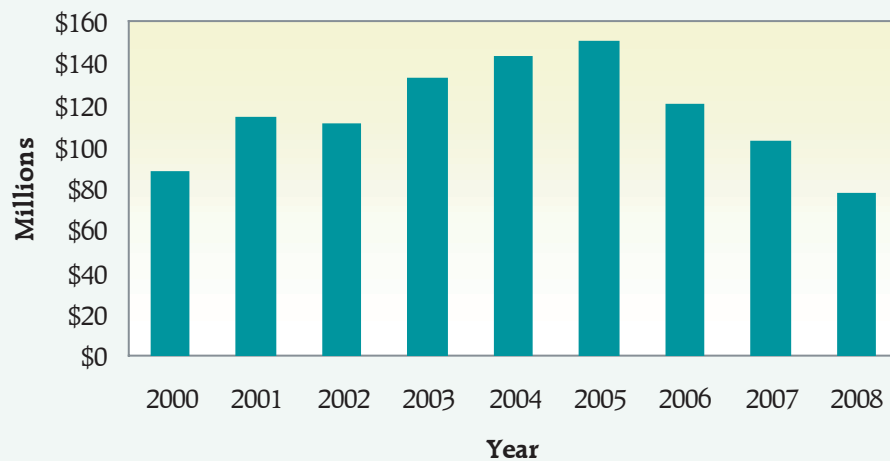
Q2 Single Family Residential Permits



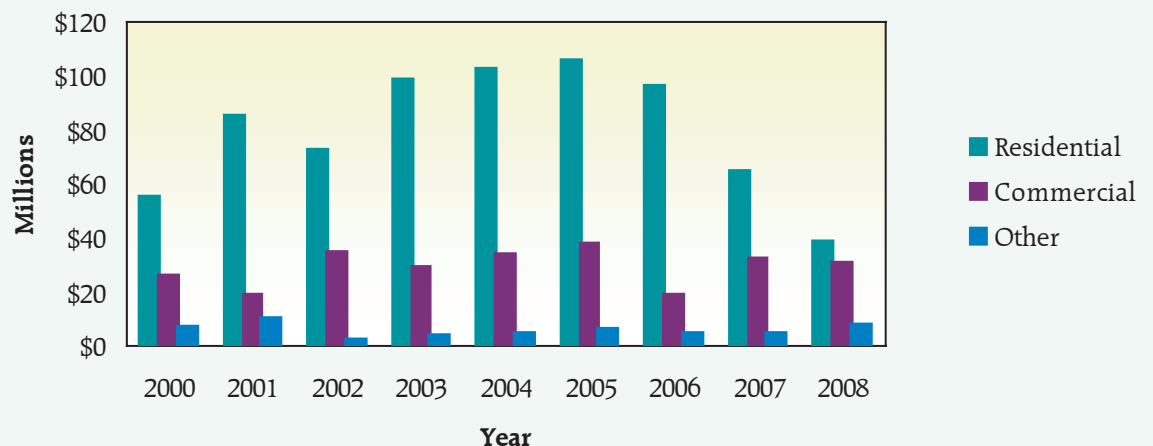
Construction Valuations

- Overall construction valuation totaled \$77 million in the first quarter of 2008. This is down 25 percent from 2007 when first quarter valuation totaled \$102 million.
- Valuation for commercial projects was \$31 million in the first quarter. This is a 4 percent decrease from 2007 (\$32 million). Commercial projects represented 40 percent of the total valuation for the first quarter of 2008.
- Residential construction valuation dropped 40 percent this quarter compared to the first quarter of 2007 (\$65 million). Residential construction valuation totaled \$39 million.
- First quarter historical construction valuation for 2000 through 2008 is \$103 million.

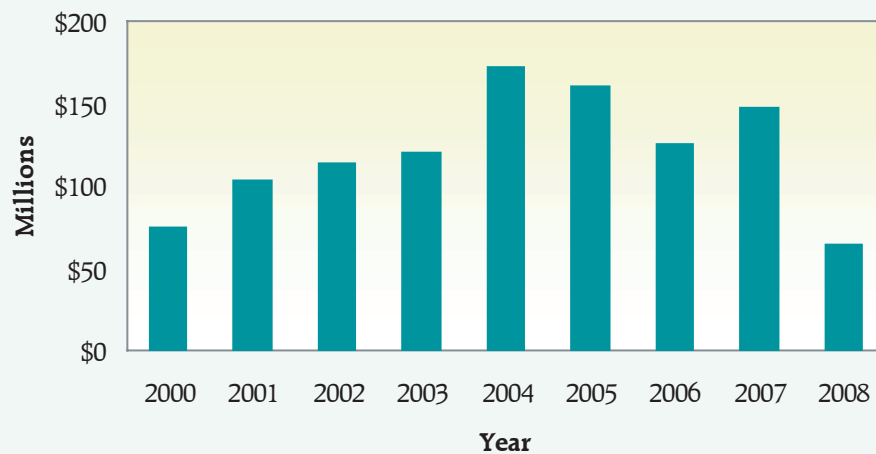
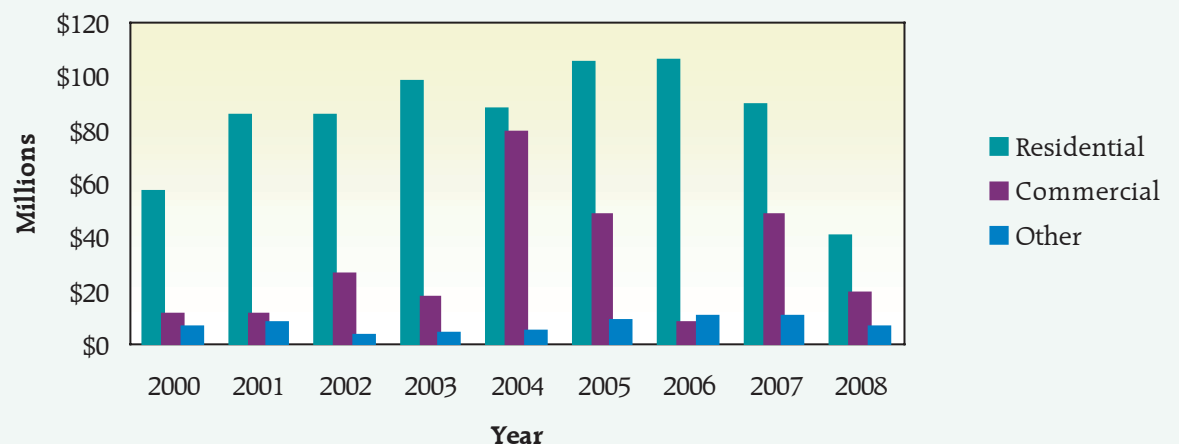
Q1 Construction Valuation



Q1 Construction Valuation Mix



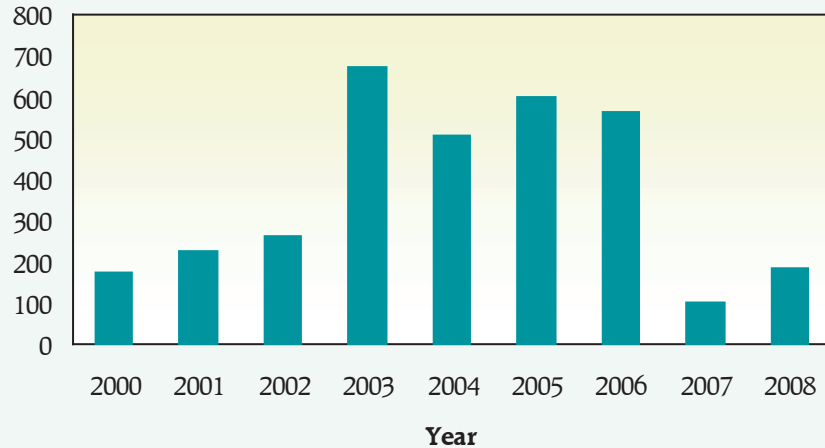
- Second quarter valuation was down 56 percent from 2007. Overall construction valuation was \$64 million compared to the second quarter of 2007 total of \$147 million.
- For the second quarter commercial valuation declined 60 percent from 2007. Second quarter commercial valuation was \$19 million in 2008 and \$48 million in 2007. Commercial valuation was 30 percent of the total valuation for this quarter.
- Residential construction valuation for the second quarter was \$40 million. This is a decrease of 55 percent compared to the second quarter of 2007. In 2007, second quarter residential construction valuation was \$89 million.
- Second quarter historical construction valuation 2000 through 2008 is \$120 million.

Q2 Construction Valuation**Q2 Construction Valuation Mix**

Land Division Lots

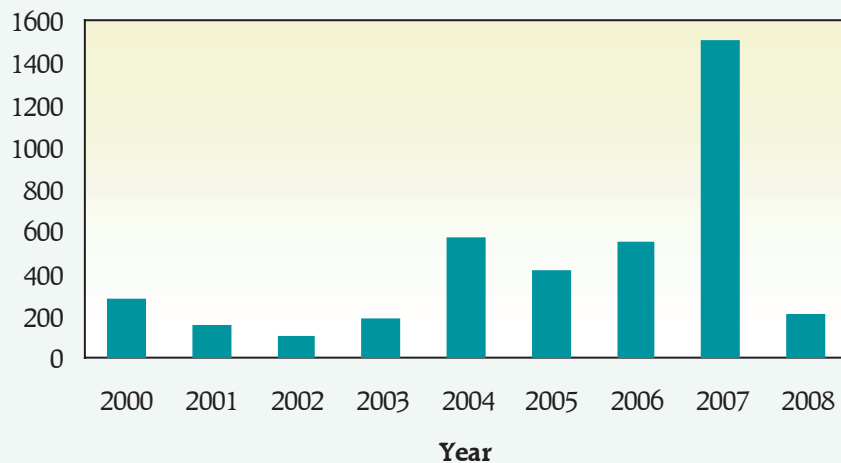
- Land division lots rose 83 percent in the first quarter of 2008 compared to the first quarter of 2007 (99). This quarter 182 new lots were approved.
- First quarter historical average for lots approved is 326.

Q1 Land Division Lots



- In the second quarter of 2007, 1501 lots gained preliminary approval which is by far a record number. Many of these lots were part of developments within Urban Holding zoning. Development agreements between the county and developers were signed allowing urban development on these sites. Comparing that quarter to the second quarter of 2008, new lots fell 87 percent when 196 new lots were approved.
- Historical average for lots approved in the second quarter is 433.

Q2 Land Division Lots





Cold Creek Industrial Park

Development Activity through First Quarter 2008			
Year	Single Family Residence Permits	Commercial & Residential Construction Valuation (mil.)	Lots Approved
2008	199	77	182
2007	1245	405	2070
2006	1551	469	2535
2005	2142	583	2173
2004	2106	533	2241
2003	2157	491	1941
2002	2112	412	1558
2001	2329	417	592
2000	1825	295	972

Development Activity through Second Quarter 2008			
Year	Single Family Residence Permits	Commercial & Residential Construction Valuation (mil.)	Lots Approved
2008 YTD	374	140	378
2007	1245	405	2070
2006	1551	469	2535
2005	2142	583	2173
2004	2106	533	2241
2003	2157	491	1941
2002	2112	412	1558
2001	2329	417	592
2000	1825	295	972

Customer Service Grades 2008 YTD

Community Development gives customers the ability to rate their level of service during each visit. The following average grades were received in 2008.

First Quarter

Promptness of initial greeting	B-
Time spent waiting for service	B+
Courtesy/personal attention	B+
Knowledge level of employees	A
Efficiency of service provided	A
Usability of information	B+
Overall service	B-

Second Quarter

Promptness of initial greeting	B
Time spent waiting for service	B+
Courtesy/personal attention	B+
Knowledge level of employees	A
Efficiency of service provided	A
Usability of information	B
Overall service	B

Other news you can use

- [Comprehensive Plan update](#)
- [Clark County development trends](#)



Seventh-Day Adventist Church
Northwest Headquarters

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directly affect processing and turnaround. We will be relying on our Development Engineering Advisory Board and Building Industry Association to help better our efforts.

Commitment describes how I see Clark County Community Development at present and in the future. Since becoming the department director in April, I have seen commitment demonstrated on many levels. From the Board of Clark County Commissioners and County Administrator to senior managers there is a commitment to stabilize the department on a financial basis. From the county budget office to Community Development managers there is a commitment to dig deep to illustrate the cost of service to the customer. And through the line staff, there is a commitment to improving service delivery.

As we progress, I will share more about efforts that may affect you. Just as we are committed to a positive response to changes and challenges, I am sure that you are as well, and I look forward to what your representatives have to contribute.



Hazel Dell Crossing



For an alternate format,
contact the Clark County
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Phone: (360) 397-2025
Relay: (800) 833-6384
E-mail: ADA@clark.wa.gov

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